

**Minutes of Board of Adjustment Meeting
held Tuesday, December 18, 2018 at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Sylvia Osewalt called the meeting to order.

ROLL CALL

Chairperson: Sylvia Osewalt
Vice-Chairperson: Jeff Truhlar
Board Members: Scott Cummings Francis Reddington John Moreland
Alternates: Lucas Snyder (*absent*) Gary Cater

Building Official George Knight was also present.

EX-PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES:

It was moved by Mr. Moreland, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:

- December 4, 2018

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 18-100198

Applicant/Owner: Rob and Nancy Martin
Agent: Mike Farnsworth
Property Address: 467 Lower 8th Avenue South

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; to allow a pool and paver patio addition to an existing single-family dwelling, for property **legally described** as Lot 15, Block 3, *Oceanside Park*.

Agent: Mike Farnsworth, 1922 Felch Avenue, Jacksonville, and Rob and Nancy Martin, presented themselves before the Board. Mr. Farnsworth stated the owners purchased the non-conforming property two years ago and have not made any alterations that would affect lot coverage. There were no previous variances that allow the exceeding lot coverage, which is currently at 41.3%. The lot is undersized, which creates a hardship, and the agent wants to bring it into compliance. Mr.

Farnsworth also added the existing driveway will be modified in order to allow requested additions in the variance.

Public Hearing:

No one came forward to speak about this case.
Ms. Osewalt closed the public hearing.

Discussion:

There was no discussion regarding this application.

Motion: It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve BOA# 18-100198, as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Francis Reddington, and Jeff Truhlar, and Sylvia Osewalt

The motion was approved unanimously.

(B) Case Number: BOA 18-100201

Applicant/Owner: Jill Reyman
Property Address: 1687 Roberts Drive

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.3, for a rear yard setback of 19 feet in lieu of 30 feet required; and 34-338(e)(1)e., for 47.5% lot coverage, in lieu of 35% maximum; to allow replacement of a screen room at an existing single-family dwelling, for property legally described as Lot 14, *Seabreeze Square*.

The applicant was not present in order to discuss the case.

Discussion:

Discussion ensued over what options were available to handle a case without anyone in attendance to present the case. The case was read into the record and two options were discussed. Option one was to deny the application. Option two was to defer the case until the next available meeting.

Motion: It was moved by Mr. Moreland, and seconded by Mr. Truhlar, to defer BOA# 18-100201 until the next available meeting date.

Roll Call Vote: Ayes –John Moreland, Francis Reddington, and Jeff Truhlar, Scott Cummings, and Sylvia Osewalt

The motion was approved unanimously.

BOARD ELECTIONS

Motion: It was moved by Mr. Moreland, and seconded Mr. Cummings, to appoint Mr. Truhlar as Chairperson and Mr. Reddington as Vice-Chairperson for the Board of Adjustment.

Roll Call Vote: Ayes – Francis Reddington, Jeff Truhlar, Scott Cummings, John Moreland, and Sylvia Osewalt

The motion was approved unanimously.

PLANNING & DEVELOPMENT DEPARTMENT REPORT

The next scheduled meeting is **Wednesday, January 2, 2018**. There are six (6) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 7:15 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Francis Reddington

Chairperson

01-02-2019

Date